

MEMO

To: Chairman Whitehead & Zoning Code Rewrite Task Force

From: Dana Burkhardt, Interim Zoning Administrator

Date: May 1, 2013

RE: *Zoning Code Rewrite Diagnosis & Evaluation Working Paper*

The purpose of this agenda item is to discuss the *Diagnosis and Evaluation Working Paper* and provide a summary of recommendations to the City Council. On May 7, the Mayor and Council is scheduled to hear a presentation from Michael Dyett with the recommendations from the Task Force, Planning & Zoning Commission, and Heritage Advisory Committee.

On April 3 the Zoning Code Rewrite Task Force received the presentation from Michael Dyett introducing the Zoning Code Rewrite *Diagnosis and Evaluation Working Paper*. In the paper and presentation Mr. Dyett suggests the following six topics with recommendations to consider for the Zoning Code Rewrite:

1. Make Zoning Easier to Understand and Use
2. Streamlining Development Review and Approval
3. Addressing Mixed Use and Other Development Opportunities
4. Achieving a High Level of Design Quality
5. Promoting Housing Variety and Choice
6. Supporting Economic Growth

Generally, the Task Force was complimentary of the Diagnosis Paper and the recommendations. Comments received from the Task Force on April 3 included:

- 60% of businesses in Maricopa are home based and we need to ensure the code rewrite preserves the rights of these businesses to operate from the home
- CAC Campus and future expansion should be leveraged to create synergy with future surrounding development by encouraging a mixture of uses and housing types
- Existing requirements for calculating open space in multi-family development needs to be addressed
- Reach out and encourage participation of GR zoned property owners and residents, such as the 7 Ranches area
- Floodplain issues should be addressed to an extent in the rewrite
- Non-conforming uses and structures should be delicately addressed



On April 22 the Planning & Zoning Commission held a joint meeting with the Heritage Advisory Committee to discuss the Paper and provide recommendations to the Task Force and City Council. The group generally concluded the document is well informed and provided the following concerns:

1. Concern of potential changes to codes regulating non-conforming uses and structures in older areas of the City
2. The Diagnosis Paper and Recommendations are very broad and members are interested to review and discuss the Modules
3. The code rewrite will address the application of solar technology on homes and the regulations should be cognizant of the protections established by statute
4. Flexibility in the code is imperative to allow work “arounds” for unplanned items
5. Include and ensure code is modifiable to reflect future statutory amendments
6. Heritage Advisory Committee & Heritage District Guidelines will become codified and authorities for land use and development oversight will be established for the Heritage District
7. Like to review alternative residential development patterns, maybe tours of projects outside of the community such as Agritopia in Gilbert, patio homes, cottages and small lot development
8. Grade separation and Amtrak relocation will dramatically affect the direction of the old town / Heritage District. Keep code modifiable to evolve with the impending issues, as final determinations for these CIP’s are made
9. Decisions on infrastructure in Heritage District are needed to implement the vision for the area

Upon discussion of the *Diagnosis and Evaluation Working Paper*, the Zoning Code Rewrite Task Force should direct staff to recommend the City Council accept the paper with any comments, concerns, or amendments the Task Force finds appropriate.